

# **Meeting Copy**

## **AGENDA**

**STATE BUILDING COMMISSION  
Hearing Room 30 - Legislative Plaza  
January 13, 2011  
11:00 A.M.**

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# SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

## DEPARTMENT OF CORRECTION

### **Bledsoe County Correctional Complex, Pikeville, Tennessee**

- 1) Review of a request for APPROVAL to CANCEL the utility grant with the Town of Spring City and APPROVAL of a GRANT in the amount of \$7,200,000.00 to the City of Pikeville, for **Bledsoe County Correctional Complex** project at Pikeville, Tennessee.

<b>Amount of Grant:</b>	<b>\$ 7,200,000.00</b>
<b>Estimated Project Cost:</b>	<b>\$208,000,000.00</b>
<u>Source of Funding:</u>	
97-08 Current Funds-Capital Outlay (A)	87,487,104.53
04 G.O. Bonds-Capital Outlay (A)	5,000,000.00
05 G.O. Bonds-Capital Outlay (A)	60,612,895.47
06 G.O. Bonds-Capital Outlay (A)	19,900,000.00
07 G.O. Bonds-Capital Outlay (A)	35,000,000.00
<i>SBC Project No.</i>	<i>142/013-02-2004</i>

This is a utility grant to the City of Pikeville in consideration that they have been determined to be a viable source water provider to the BCCX facility. The grant shall be utilized for the construction of the Eastern segment of the water line from Big Springs Gap Road to the City of Pikeville's water tower located within the Pikeville's city limits. Work shall also include the upgrade of the water treatment plant, complete development of additional wells, monitoring systems, design, easement acquisition, surveys inspections and other associated costs.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

### MILITARY DEPARTMENT

#### **Houston Barracks, Nashville, Davidson County, Tennessee**

- 1) Review of a request for APPROVAL of a PROJECT for **USPFO Warehouse Reroof** at Houston Barracks, Nashville, and SELECTION of a DESIGNER to design and supervise the project.

**Estimated Project Cost:**           **\$677,000.00**  
Source of Funding:               Federal Funds (NGB) (F)  
SBC Project No.                   361/067-01-2011

Warehouse was last reroofed in 1988 and expired in 1998. Existing ballasted system has a continuous problem with leaks and the facility has made numerous attempts with repairs since 1998. Work includes removal of existing roofing system and installation of new 20 year membrane system including all sheet metal flashing and trim and metal deck repair.

#### **Statewide**

- 1) Review of a request for APPROVAL of a PROJECT for **Reroofs** at Smyrna, Tullahoma and Winchester Facility Maintenance Shops, and SELECTION of a DESIGNER to design and supervise the project.

**Estimated Project Cost:**           **\$302,500.00**  
Source of Funding:               Federal Funds (NGB) (F)  
SBC Project No.                   361/000-01-2011

All three roofs are out of warranty and need replacement due to ongoing roof leaks. Smyrna and Tullahoma were reroofed in 1986 and Winchester has the original 1978 roof. Work includes removal of existing roofing system and installation of new 20 year membrane system to include all sheet metal flashing & trim and deck repair where required.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

### DEPARTMENT OF SAFETY

#### **Coke and Washington Counties**

- 1) Review of a request for APPROVAL to CANCEL a project for **Radio Towers Replacement** at English Mountain, Cocke County, and Fall Branch, Washington County, Tennessee.

**Estimated Project Cost:** **\$1,090,000.00**

Source of Funding:

10 G.O. Bonds-Capital Outlay (A) \$ 950,000.00

10/11 Current Funds-Capital Outlay (A) \$ 140,000.00

*SBC Project No.* 502/001-02-2010

The SBC approved this project on 10/14/10 and Barge Waggoner Sumner Cannon was selected as the designer.

#### **Statewide**

- 1) DISCUSSION of a project for **Radio Communication Towers** at various locations statewide.

*SBC Project No.* 502/001-01-2011

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

### DEPARTMENT OF ENVIRONMENT AND CONSERVATION

#### **Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee**

- 1) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST from \$2,028,000.00 to \$2,425,000.00 (\$397,000.00 increase), APPROVAL to ALLOCATE line-item funding for the Bathhouse Restoration, and AUTHORIZATION to PROCEED with FULL FUNDING of a project for **Site / Building Upgrades** at Cumberland Mountain State Park, Crossville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$2,425,000.00</b>		
<u>Source of Funding:</u>	<u>Original (Planning)</u>	<u>Change / Allocation</u>	<u>Revised</u>
06/07 Current Funds-Capital Maint (A)	\$ 820,000.00	\$ 0.00	\$ 820,000.00
Current Funds-Major Maintenance (A)	55,000.00	0.00	55,000.00
<i>Unfunded (bathhouse restoration)</i>	<i>1,153,000.00</i>	<i>(1,153,000.00)</i>	<i>0.00</i>
10/11 CurrFunds-CapOutlay (bathhouse) (A)	0.00	<u>1,550,000.00</u>	<u>1,550,000.00</u>
TOTAL	\$2,028,000.00	\$ 397,000.00	\$2,425,000.00
SBC Project No.	126/030-01-2006		

This request rolls in line- item funding from the 10/11 capital budget of \$1,550,000 for Bathhouse Restoration into the Site/Building Upgrades project, increasing the estimated project cost to \$2,425,000 and fully funding the project. The existing project was not fully funded and accomplished parking lot improvements and planning for the restoration of the CCC-constructed Bathhouse. The renovated Bathhouse will serve as an overflow waiting area for Bus tour patrons and will include displays and exhibits to convey the history of the building.

#### **West Tennessee River Basin Authority**

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$250,000.00 to \$600,000.00 (\$350,000.00 increase) and APPROVAL to ACCEPT the first one-year option for **Engineering Services Consultant** at West Tennessee River Basin Authority.

<b>Revised Estimated Project Cost:</b>	<b>\$600,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Current Funds-Major Maint (A)	\$250,000.00	\$350,000.00	\$600,000.00
SBC Project No.	128/020-01-2009		

This amendment will bring the revised contract with Gresham Smith & Partners to \$600,000 and allow the West Tennessee River Basin Authority to provide the required engineering services on several projects. The increase of \$350,000 is necessary as a result of damages incurred in the May 2010 Flood Event. The integrity of several of the Basin Authority's Flood Control Structures was compromised during this 1,000 year storm event. Safe Dam Regulations require redesign and major repairs on 5 structures; consequently, additional design services are necessary. This one year renewal is the first of 4 one year options. Should all contract renewal options be elected, the contract will terminate on 02/28/15.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

### DEPARTMENT OF HEALTH

#### **East Tennessee Regional Health Office, Knoxville, Knox County, Tennessee**

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING from \$155,000.00 to \$205,000.00 (\$50,000.00 increase) for **ADA Upgrades** at East Tennessee Regional Health Office, Knoxville, to include additional ADA upgrades in the facility's public access areas.

**Revised Estimated Project Cost: \$205,000.00**

<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
97 G.O. Bonds-Capital Maint (ADA) (R)	\$ 10,151.33	\$ 0.00	\$ 10,151.33
99 G.O. Bonds-Capital Maint (ADA) (R)	25,191.99	0.00	25,191.99
00 G.O. Bonds-Capital Maint (ADA) (R)	94,513.57	0.00	94,513.57
05/06 Current Funds-Capital Maint (ADA) (R)	<u>25,143.11</u>	<u>50,000.00</u>	<u>75,143.11</u>
TOTAL	\$155,000.00	\$50,000.00	\$205,000.00
SBC Project No.	408/001-01-2009		

Original scope included ADA upgrades to facility restrooms. The facility's public access areas also need ADA compliant upgrades such as drinking fountain replacement, automatic door opener for clinic entrance, door levers and ADA signage.

# SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

## TENNESSEE BOARD OF REGENTS

### Line Item Appropriations

- 1) Review of a request for APPROVAL of PROJECTS in accordance with Public Chapter No. 1108, Public Acts 2010, for **Community College Special Capital Outlay Program**, and SELECTION of DESIGNERS to design and supervise the following new projects, in accordance with State Building Commission approval of the criteria at its October 14, 2010 meeting, and THEC's approval of the projects on December 21, 2010.

**A. Chattanooga State Community College**

(Property Acquisition and Renovation)

**Estimated Project Cost: \$13,200,000.00**

Source of Funding:

10/11 Current Funds-Capital Outlay (A) \$ 9,000,000.00

Campus Plant Funds (A) \$ 1,200,000.00

Gifts (O) \$ 3,000,000.00

*SBC Project No. 166/012-01-2011*

Acquire adjacent property which includes 4.98 acres and make renovates for campus expansion. The plant funds are from the sale of EBS License (\$500,000) and the sale of a radio station (\$700,000). The property acquisition will go through the Executive Subcommittee for approval.

**B. Cleveland State Community College**

(T-Building Addition and Renovation)

**Estimated Project Cost: \$2,300,000.00**

Source of Funding:

10/11 Current Funds-Capital Outlay (A) \$2,000,000.00

Gifts (O) \$ 300,000.00

*SBC Project No. 166/013-01-2011*

Project will provide more functional classrooms and labs.

**C. Jackson State Community College**

(Nursing and Allied Health New Construction)

**Estimated Project Cost: \$10,588,235.00**

Source of Funding:

10/11 Current Funds-Capital Outlay (A) \$ 9,000,000.00

Gifts (O) \$ 1,588,235.00

*SBC Project No. 166/019-01-2011*

Construction of a new building.

- D. Motlow State Community College**  
(Rutherford County Teaching Site Expansion)  
**Estimated Project Cost: \$9,400,000.00**  
Source of Funding:  
10/11 Current Funds-Capital Outlay (A) \$7,613,700.00  
Gifts (O) \$ 586,300.00  
Gifts (Land) (O) \$1,200,000.00  
*SBC Project No. 166/021-01-2011*

Expansion of Smyrna teaching site with acceptance of land donation and addition of a building.

- E. Nashville State Community College**  
(Antioch Teaching Site Acquisition and Renovation)  
**Estimated Project Cost: \$8,328,742.00**  
Source of Funding:  
10/11 Current Funds-Capital Outlay (A) \$7,078,742.00  
Gifts (O) \$1,250,000.00  
*SBC Project No. 166/034-01-2011*

Acquisition and renovation of a new teaching site in Antioch, with acquisition through SBC Executive Subcommittee.

- F. Pellissippi State Community College**  
(East Campus Acquisition and Renovation)  
**Estimated Project Cost: \$10,000,000.00**  
Source of Funding:  
10/11 Current Funds-Capital Outlay (A) \$ 8,500,000.00  
Gifts (O) \$ 1,500,000.00  
*SBC Project No. 166/032-01-2011*

Acquisition and renovation of a new teaching site in East Knoxville. The property acquisition will go through the Executive Subcommittee for approval.

- G. Roane State Community College**  
(Oak Ridge Campus Expansion)  
**Estimated Project Cost: \$11,500,000.00**  
Source of Funding:  
10/11 Current Funds-Capital Outlay (A) \$ 9,000,000.00  
Gifts (O) \$ 2,500,000.00  
*SBC Project No. 166/027-01-2011*

Expand Oak Ridge campus for Allied Health and Nursing programs, including additional parking.

- H. Volunteer State Community College**  
(Allied Health Building New Construction)  
**Estimated Project Cost: \$10,120,000.00**  
Source of Funding:  
10/11 Current Funds-Capital Outlay (A) \$ 8,590,000.00  
Gifts (O) \$ 1,530,000.00  
*SBC Project No. 166/025-01-2011*

Construction of a new building, including a parking lot.



- I. Walters State Community College**  
 (Greene County Campus Expansion)  
**Estimated Project Cost: \$12,100,000.00**  
Source of Funding:  
 10/11 Current Funds-Capital Outlay (A) \$ 9,000,000.00  
 Gifts (Land) (O) \$ 1,100,000.00  
 Gifts (O) \$ 2,000,000.00  
*SBC Project No. 166/023-01-2011*

Project will construct a new facility as well as acquire a facility and renovate it to expand the Greene County campus. A stipulation of the gift requests John Fisher + Associates as the designer.

- 2)** Review of a request for APPROVAL of a REVISION in SCOPE and ESTIMATED PROJECT COST from \$13,600,000.00 to \$16,600,000.00 (\$3,000,000.00 increase), ALLOCATION of FUNDING, and AUTHORIZATION TO PROCEED with a previously approved planning project in accordance with Public Chapter No. 1108, Public Acts 2010 for **Community College Special Capital Outlay Program**, and AUTHORIZATION to CHANGE the DESIGNER for:

- A. Dyersburg State Community College**  
 (Jimmy Naifeh Center Student Services and LRC Building)  
**Revised Estimated Project Cost: \$16,600,000.00**  
Source of Funding:
- |  | <u>Original (Planning)</u> | <u>Change / Allocation</u> | <u>Revised</u>         |
|--|----------------------------|----------------------------|------------------------|
| 07/08 Current Funds-Capital Outlay (A) | \$450,000.00               | \$ 0.00                    | \$ 450,000.00          |
| 10/11 Current Funds-Capital Outlay (A) | 0.00                       | 9,000,000.00               | 9,000,000.00           |
| Gifts (O)                              | 0.00                       | 3,000,000.00               | 3,000,000.00           |
| <i>Unfunded</i>                        | <u>0.00</u>                | <u>4,150,000.00</u>        | <u>4,150,000.00</u>    |
| <b>TOTAL</b>                           | <b>\$450,000.00</b>        | <b>\$16,150,000.00</b>     | <b>\$16,600,000.00</b> |
- SBC Project No. 166/017-01-2008*

The joint venture of Habiteria Architecture/McGehee Nicholson Burke was the designer but Habiteria Architecture closed their Tennessee office. Project is a new facility, with renovation of the existing space for relocated functions, and includes additional parking, landscaping, and an additional access road.

- 3) Review of a request for APPROVAL to ALLOCATE FULL FUNDING and AUTHORIZATION to PROCEED with a previously approved planning project, and APPROVAL to ISSUE a REQUEST for PROPOSALS for a Construction Manager/General Contractor in accordance with Public Chapter No. 1108, Public Acts 2010 for **Community College Special Capital Outlay Program**:

**A. Southwest Tennessee Community College**

(Nursing & Biotechnology Facility)

**Estimated Project Cost: 18,260,000.00**

<u>Source of Funding:</u>	<u>Original (Planning)</u>	<u>Change / Allocation</u>	<u>Revised</u>
05/06 Current Funds-Capital Outlay (A)	\$2,270,000.00	\$ 0.00	\$ 2,270,000.00
06/07 Current Funds-Capital Outlay (A)	529,374.37	0.00	529,374.37
Federal Grant (HUD/Economic Dev (F)	0.00	1,041,152.00	1,041,152.00
Gifts (O)	7,038,516.00	(1,041,152.37)	5,997,363.63
10/11 Current Funds-Capital Outlay (A)	0.00	8,422,110.00	8,422,110.00
<b>TOTAL</b>	<b>\$9,837,890.37</b>	<b>\$8,422,109.63</b>	<b>\$18,260,000.00</b>
<i>SBC Project No.</i>	<i>166/033-01-2009</i>		

Fleming/Associates/Architects, P.C. is the designer for this facility. with classrooms, labs, and offices at the Union Avenue Campus. This authorization is to proceed with the Biotechnology portion of the project.

**East Tennessee State University, Johnson City, Washington County, Tennessee**

- 1) Review of a request for APPROVAL to UTILIZE an Alternative Delivery Method on a project for **Housing Renovations** at East Tennessee State University, Johnson City, Tennessee.

**Estimated Project Cost: \$2,310,000.00**

Source of Funding:

TSSBA (rent) (A) \$2,300,000.00

Campus Auxiliary (housing) (A) \$ 10,000.00

*SBC Project No. 166/005-07-2010*

Ken Ross Architects, Inc. is the designer for these renovations to Powell and West Halls.

**Tennessee Technological University, Cookeville, Putman County, Tennessee**

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$930,000.00 to \$800,000.00 (\$130,000.00 decrease) for **Several Buildings Roof Replacements** at Tennessee Technological University in Cookeville, Tennessee.

**Revised Estimated Project Cost: \$800,000.00**

Source of Funding:

Campus Auxiliary (housing) (O) \$270,000.00 (\$130,000.00) \$140,000.00

10/11 Current Funds-Capital Maint (R) 660,000.00 0.00 660,000.00

**TOTAL \$930,000.00 (\$130,000.00) \$800,000.00**

*SBC Project No. 166/011-01-2009*

Richard C. Rinks and Associates, Inc. is the designer for this project. The roof replacement for Crawford Hall was completed this year under budget. The remaining housing funds are being transferred to the following item on the agenda. The remaining roofs identified for replacement in the project are academic/administrative building.

- 2) Review of a request for APPROVAL of a REVISION in FUNDING from \$7,906,000.00 to \$8,126,000.00 (\$220,000.00 increase) for **Tech Village Apartments Renovations** at Tennessee Technological University in Cookeville, and APPROVAL to ADJUST the BASE AMOUNT of a construction contract for the purpose of reporting change orders.

<b>Revised Estimated Project Cost:</b>	<b>\$8,126,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
TSSBA (rent) (O)	\$6,700,000.00	\$ 0.00	\$6,700,000.00
Campus Auxiliary (housing) (O)	<u>1,206,000.00</u>	<u>220,000.00</u>	<u>1,426,000.00</u>
TOTAL	\$7,906,000.00	\$220,000.00	\$8,126,000.00
SBC Project No.	166/011-03-2009		

Hart Freeland Roberts, Inc. is the designer for this project. Contractor, Robert S. Biscan & Company, awarded 10/14/10 for \$6,254,000, with completion due 6/30/11. On 10/14/10, the SBC approved change order #1 adding a 12<sup>th</sup> building, bid as Alternate #2, adding asbestos abatement for \$216,498.65 (3.5% of award, 12.3% cumulative). This funding increase will replenish contingency used for change order #2; and, the change order reporting base will adjust to the resulting contract sum of \$7,022,498.65.

### University of Memphis, Memphis, Shelby County, Tennessee

- 1) Review of a request for APPROVAL to CANCEL a previously approved planning project for **Tennis Court Facility** at the University of Memphis, Memphis, Tennessee.

<b>Estimated Project Cost:</b>	<b>\$1,700,000.00</b>
<b>Estimated Planning Cost:</b>	<b>\$ 115,000.00</b>
<u>Source of Planning Funds:</u>	
Athletic Gifts (O)	\$ 83,000.00
Campus Plant Funds (A)	\$ 32,000.00
SBC Project No.	166/007-01-2009

Allen & Hoshall, Inc. is the designer for this building and tennis court project. There are insufficient funds for the project.

### Motlow State Community College, Lynchburg, Moore County, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING from \$148,000.00 to \$188,000.00 (\$40,000.00 increase) for **Building Foundation Repairs** at Motlow State Community College, Lynchburg, to include foundation repairs to the northern building at the Fayetteville campus.

<b>Revised Estimated Project Cost:</b>	<b>\$188,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
2011 State Funds (A)	\$148,000.00	\$ 0.00	\$148,000.00
Campus Plant Funds (A)	<u>0.00</u>	<u>40,000.00</u>	<u>40,000.00</u>
TOTAL	\$148,000.00	\$40,000.00	\$188,000.00
SBC Project No.	166/021-02-2010		

Hart Freeland Roberts, Inc. is the designer for these foundation repairs. The existing scope was limited to the southern building. The additional scope will also allow foundation repairs to the northern building at the Fayetteville Campus. The 2011 State Fund is the non-recurring state funds that replaced the campus ARRA allocation for FY 2011.

- 2) Review of a request for APPROVAL to ISSUE a REQUEST for PROPOSALS for **Master Plan Update** at Motlow State Community College, Lynchburg, Tennessee.

*SBC Project No. 166/021-02-2011*

The last Master Plan was done in 2005.

## **Discussion of Bids**

- 1) **Middle Tennessee State University, Murfreesboro**  
(Jones Hall Steam Line Replacement)  
SBC Project No. 166/009-07-2010  
Bid date: 1-12-2011
- 2) **Pellissippi State Community College, Knoxville**  
(New Chiller & Acad Bldg, Plant Reno)  
SBC Project No. 166/032-02-1992  
Bid date: 1-12-2011
- 3) **University of Memphis, Memphis**  
(Robison Hall Renovation)  
SBC Project No. 166/007-13-2009  
Bid date: 1-12-2011
- 4) **Middle Tennessee State University, Murfreesboro**  
(Several Buildings Roof Replacement)  
SBC Project No. 166/009-05-2010  
Bid date: 1-12-2011
- 5) **Volunteer State Community College, Gallatin**  
(Fire Alarm System Replacement)  
SBC Project No. 166/025-03-2004  
Bid date: 1-12-2011

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

### DEPARTMENT OF FINANCE AND ADMINISTRATION

#### **Piedmont Gas Building, Nashville, Davidson County, Tennessee**

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING from \$2,300,000.00 to \$4,800,000.00 (\$2,500,000.00 increase) for **Interior Renovation / Essential Maintenance** at Piedmont Gas Building, Nashville, to address deficiencies in existing mechanical and electrical systems.

**Revised Estimated Project Cost: \$4,800,000.00**

<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Facilities Revolving Fund (A)	\$ 800,000.00	\$ 300,000.00	\$1,100,000.00
01 G.O.Bonds-FRF (A)	850,000.00	2,200,000.00	3,050,000.00
03 G.O.Bonds-FRF (A)	600,000.00	0.00	600,000.00
05 G.O.Bonds-FRF (A)	50,000.00	0.00	50,000.00
TOTAL	\$2,300,000.00	\$2,500,000.00	\$4,800,000.00

*SBC Project No. 529/012-01-2009*

Additional funding will be used to address deficiencies in existing mechanical and electrical systems. A local MPE firm was hired to provide post-commissioning services. The proposed upgrades are the result of an investigative study and report prepared by IC Thomasson. These upgrades are needed to insure reliable heating and cooling of office space now occupied by the Department of General Services and to correct life safety deficiencies in building fire alarm system. This project constitutes the next phase of general building renovation. It includes replacement of major equipment components, new energy management system, and associated electrical work to support mechanical improvements.

#### **James K. Polk Building, Nashville, Davidson County, Tennessee**

- 1) Review of a request for APPROVAL of a PROJECT and APPROVAL to USE DIRECT ORDER CONTRACT for **17<sup>th</sup> Floor Interior Modifications** at James K. Polk Building, Nashville, with design services provided by departmental consultant.

**Estimated Project Cost: \$115,000.00**  
Source of Funding: Operating Funds (A)  
*SBC Project No. 529/075-01-2011*

Renovation of a limited area on the 17th floor of JK Polk Office Building to benefit the administrative offices of the State Comptroller. Work to include hardwall construction, limited alteration to mechanical and electrical systems, furniture installation and finishes.

**Whitehaven Driver's License Station, Memphis, Shelby County, Tennessee**

- 1) REPORT on the contract with the newly incorporated, LRK, Inc. in order to complete the construction phase and closeout of a project for **Whitehaven Driver's License Station** at Memphis, Tennessee.

**Estimated Project Cost:** **\$4,501,000.00**

Source of Funding:

Facilities Revolving Fund (501.04) (A)	\$ 501,000.00
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06 G.O. Bonds (FRF) (A)	\$1,000,000.00
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07 G.O. Bonds (FRF) (A)	\$3,000,000.00
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SBC Project No. 502/019-01-2006

On August 31, 2010, the Executive Subcommittee approved the authorization to enter into a new contract with LRK, Inc. with appropriate emphasis on the issue of the degree of assumption of liability for the prior entity by this entity. Proposed new contract with LRK, Inc. for construction phase of project will incorporate new professional liability insurance for construction phase only. By contracting with LRK, Inc. will provide continuity of services by same firm personnel.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 13, 2011

### STATE BUILDING COMMISSION

#### **Minutes Of Meeting Of State Building Commission**

- 1) APPROVAL of the Minutes of the State Building Commission meeting held on December 9, 2010.

#### **Report of Change Orders Resulting in Cumulative Change Order Costs to Exceed 10% of Base Contract Amount**

- |   |   |
|---|---|
| 1) <b>Middle Tennessee State University</b><br>(Several Buildings Roof Replacements)<br>Change Order No.                     2<br>Contract Amount:                     \$524,921.00<br>Change Order Amount:               \$68,440.55<br>Change Order Percent:               13.04<br>Cumulative Percent                   14.96<br>SBC Project No.                       166/009-05-2010           | This adds roof replacement on North and South wings of Jones Hall.  |
| 2) <b>Chattanooga State Community College</b><br>(Athletic Fields Upgrade)<br>Change Order No.                     6<br>Contract Amount                       \$1,598,000.00<br>Change Order Amount:               \$10,674.12<br>Change Order Percent:               0.67<br>Cumulative Percent                   11.83<br>SBC Project No.                       166/012-04-2008                   | This changes lock functions on four doors for end-user convenience and adjusts sidewalk, ramp, steps, handrails and guardrails where original design actual grades deviate from design surveys.   |
| 3) <b>Department of Transportation Region 2</b><br>(I-24 Tiftonia Welcome Center Replacement)<br>Change Order No.                     5<br>Contract Amount:                     \$1,961,000.00<br>Change Order Amount:               \$55,443.00<br>Change Order Percent:               2.38<br>Cumulative Percent                   21.11<br>SBC Project No.                       242/010-01-2009 | This installs four ADA door operators; corrects ponding water in parking lot; installs 100 lf of water line across easement to new water line; replace unsuitable soils in new parking lot; install alarm light and horn to waste water pump station and hydrant for pump station wash out. |
| 4) <b>Piedmont Gas Building</b><br>(Interior Renovations)<br>Change Order No.                     6<br>Contract Amount:                     \$628,230.00<br>Change Order Amount:               \$200,405.40<br>Change Order Percent:               31.9<br>Cumulative Percent                   60.75<br>SBC Project No.                       529/012-01-2009                                      | This addresses the next sequence of unforeseen conditions; to continue investigation and upgrade for malfunctioning equipment and replacement of non-functioning variable air volume boxes for occupied areas.  |

## **SBC By-Laws, Policy & Procedures**

- 1) APPROVAL of PROPOSED REVISIONS to the By-Laws, Policy & Procedures of the State Building Commission.

## **Executive Subcommittee Report**

- 1) SUMMARY REPORT of final action taken at the State Building Commission Executive Subcommittee meetings held on November 22 and December 2, 2010 (pp. 17-28).



## **Subcommittee Action – November 22 & December 2, 2010**

Commissioner Morrow called the meeting to order at 10:40 a.m. and requested action on the following matters as presented by Acting State Architect Alan Robertson.

\* \* \* \* \*

### **CONSENT AGENDA**

Approved the following real property transactions, which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **University of Tennessee – Weakley County**  
Transaction: Acquisition in fee  
Provision: Waiver of appraisal
- B. Agency: **University of Tennessee – Knox County**  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & appraisals
- C. Agency: **Tennessee Board of Regents – Davidson County**  
Transaction: Acquisition in fee  
Provision: Appraisal only to be done
- D. Agency: **Tennessee Higher Education Commission – Davidson County**  
Transaction: Lease Amendment #2
- E. Agency: **Tennessee Housing Development Agency – Davidson County**  
Transaction: Lease Amendment #1
- F. Agency: **Department of Environment & Conservation – Humphreys County**  
Transaction: Disposal in fee  
Provision: Waiver of advertisement & one (1) appraisal
- G. Agency: **Department of Environment & Conservation – Humphreys County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement & one (1) appraisal
- H. Agency: **Tennessee Wildlife Resources Agency – Coffee County**  
Transaction: Acquisition in fee
- I. Agency: **Department of Finance and Administration – Knox County**  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & appraisals

## UNIVERSITY OF TENNESSEE

### LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL AND ADVERTISEMENT required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Shelby County – 1.0170 +/- acres – 208 South Dudley Street, Memphis, TN – Trans. No. 10-10-019 (Baugh)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

## UNIVERSITY OF TENNESSEE

### LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Knox County – 0.88 +/- acres – 1520 Cherokee Trail, Knoxville, TN – Trans. No. 10-10-022 (Baugh)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Secretary Hargett stated that, while a 65-year lease is not what they were accustomed to doing, he thought it had become more prevalent in the market place. Robbi Stivers, representative from the University of Tennessee, responded that a 65-year lease was out of the ordinary. He stated that they have had conversations with their bonding folks and with some of the local developers in the area and, for a \$20 million facility of this type, they were told it was not that uncommon. Secretary Hargett asked for some specific examples, or if they have evidence of other areas where they have exceeded 50 years. Mr. Stivers replied that the University has never done a lease for 65 years. He said they have looked at other projects that have proposed a 65-year build out, such as the cancer research hospital in Memphis, and were exposed to that term at that point. Treasurer Lillard asked if the University owns the hospital, and Mr. Stivers responded that they own the fee interest in the land and the facilities. He said it was disposed of through the lease and transfer agreement to University Health Systems who has the right to develop the campus and provide facilities to the underserved for the area. Treasurer Lillard stated that the facilities are owned by the University and are subject to the ground lease, but asked if the operations of the hospital and certificate of need is owned by the University or by UHS, and was told "UHS". Mr. Stivers said that UHS has complete responsibility for the

maintenance and operation of the campus. Treasurer Lillard asked if it was pursuant to a sale, and was told "yes", that it was disposed of in a lease and transfer agreement in 1999, which expires in 2049. Treasurer Lillard stated that the hospital has not been disposed of totally to UHS except in the context of the lease and operating agreement, and that the University has made a decision that it's in their long term interest to continue this arrangement. Mr. Stivers stated that, if for some unforeseen reason, the lease and transfer agreement does not get extended in 2049, the improvements will also revert back to the University. In the interim, they get the use of it and to expand their graduate School of Medicine. Treasurer Lillard asked if the reversion in 2049 would include all rights to operations like certificate of need. Mr. Stivers said he was not sure about the certificate of need, but they would have the premises back in their possession. Treasurer Lillard stated that the University of Tennessee has made a decision that it is in their long term best interest to enter into this extended arrangement, and moved for approval of the item. The motion was properly seconded and passed without objection.

## UNIVERSITY OF TENNESSEE

### University of Tennessee, Knoxville, Tennessee

- 1) Approved a request for a revision in funding from \$1,350,000.00 to \$1,650,000.00 (\$300,000.00 increase) of a project for **Alumni Memorial & HPER Buildings Roof Replacement** at the University of Tennessee, Knoxville, and authorization to award a contract to C. M. Henley Company, in the amount of \$1,386,858.00, which includes the base bid plus Alternates 1 and 2, based on bids received November 9, 2010.

<b>Revised Estimated Project Cost:</b>		<b>\$1,650,000.00</b>	
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
ARRA Funds (F)	\$ 107,300.00	\$300,000.00	\$ 407,300.00
2011 State Funds (A)	1,242,700.00	0.00	1,242,700.00
TOTAL	\$1,350,000.00	\$300,000.00	\$1,650,000.00
SBC Project No.	540/009-06-2010		

## TENNESSEE WILDLIFE RESOURCE AGENCY

### LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Stewart County – 0.043 +/- acres – Kentucky Lake, TN – Trans. No. 10-05-004 (Jackson)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Secretary Hargett noted that Representative Tim Wirgau was present in support of the project. Subcommittee approved the request as presented.

### TENNESSEE WILDLIFE RESOURCES AGENCY

#### LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Sullivan County – 4.4 +/- acres – Bristol City, TN – Trans. No. 09-11-023 (Jackson)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

### TENNESSEE WILDLIFE RESOURCES AGENCY

#### LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Fayette County – 111.11 +/- acres – Gilliland Tract, Piperton, TN – Trans. No. 10-10-006 (Jackson)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

### TENNESSEE WILDLIFE RESOURCES AGENCY

#### LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Fayette County – 83.89 +/- acres – Knox Tract, Piperton, TN – Trans. No. 10-10-007 (Jackson)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

### TENNESSEE WILDLIFE RESOURCES AGENCY

#### LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Fayette County – 154.84 +/- acres – Spinolo Tract, Piperton, TN – Trans. No. 10-10-008 (Jackson)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

### DEPARTMENT OF FINANCE AND ADMINISTRATION

#### LAND ITEM

Review of a request for APPROVAL to OBTAIN APPRAISAL, and EXERCISE OPTION to ACQUIRE or ACCEPT GIFT, and WAIVER OF ONE APPRAISAL the required interest in the following real property:

Description: **Unicoi County – 0.0814+/- acres – Clear Branch Road near I-26 Welcome Center, Ernestville, TN – Trans. No. 10-11-002 (Bailey)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

### DEPARTMENT OF FINANCE AND ADMINISTRATION

#### LAND ITEM

Review of a request for APPROVAL to OBTAIN APPRAISALS, and EXERCISE OPTION to ACQUIRE or ACCEPT GIFT, and WITH WAIVER OF ONE APPRAISAL the required interest in the following real property:

Description: **Unicoi County – 0.10+/- acres – Clear Branch Road near I-26 Welcome Center, Ernestville, TN – Trans. No. 10-11-003 (Bailey)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

## DEPARTMENT OF FINANCE AND ADMINISTRATION

### LAND ITEM

Review of a request for APPROVAL of a RIGHT OF ENTRY to allow Non-Profit Organization to complete a Feasibility Study on property and improvements owned by the State to determine if a Master Plan is feasible for a Long Term Lease to convert property into a campus setting for Homeless Shelter, No-Kill Animal Shelter, Job Training facility and business incubation center.

Description: **Davidson County – 52+/- acres & improvements located at Spencer Youth Center, Nashville, TN – Trans. No. 10-11-004 (Bailey)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Comptroller Wilson asked if the Department of Children's Services was aware of the item. Mr. Bailey replied, "yes", and that they were very supportive of the idea. Subcommittee approved the request as presented.

## DEPARTMENT OF FINANCE AND ADMINISTRATION

### LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS and WAIVER of REM FEE as required by T.C.A. 4-15-102 and 12-2-112:

Description: **Knox County – 21.9+/- acres – Lakeshore Property, Knoxville, TN – Trans. No. 10-09-007 (Jackson)**

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

## STATE BUILDING COMMISSION

### **Minutes of Executive Subcommittee Meeting**

- 1) Approved the Minutes of the Executive Subcommittee meeting held on November 1, 2010.

### **Report of Change Orders Resulting in Cumulative Change Order Costs to Exceed 10% of Base Contract Amount**

At the SBC meeting on 11/10/10, Treasurer Lillard made a motion to request that all of these items be discussed at Staff level and brought to the Subcommittee for further action. Mr. Robertson stated that he had met recently with staff and discussed the many issues surrounding change orders, in particular change orders exceeding 10% of the base contract amount. He mentioned that the SBC Policy and Procedures require that

these items be reported to the State Building Commission, but that the approval comes to the State Architect. He said he reviews each item to make sure they fall within the scope of the project and that project managers are asked the question whether the remaining contingencies in the budget support the completion of the project, and with the possibility of further change orders involved in the project to get to completion, and also to make sure it's within the original scope intended for the project. He said he would like to further discuss their concerns regarding projects that bid way over the target, where there are surplus funds and how to track those remaining dollars. He said he drafted and distributed to them a lengthy memo regarding this subject for their information.

Treasurer Lillard thanked Mr. Robertson for following up on his motion and for his memo. He said, as he understood it, these are just report items that have already been approved through the administrative process, and that they have been making motions in the past when no motion was necessary. Mr. Robertson responded that he thought perhaps an acknowledgment would be appropriate, as well as any questions or concerns raised regarding the change orders. He offered to provide more information to give the members better insight about the scope of the project and whether the contingency was sufficient to complete the project. Treasurer Lillard said he would review his memo in more detail but didn't think the projects were being held up since the change orders had already been approved. He said that because there are some huge cumulative percentages on a cumulative basis, he thought they needed to continue to look at this. Comptroller Wilson thanked Mr. Robertson for his memo. He said they may want to change the procedures, but were not prepared to do so that day. Treasurer Lillard made a motion to acknowledge the report of the change orders exceeding 10% of the base contract amount. The motion was seconded and passed without objection.

5) **Cumberland Mountain State Park**

(Site/Building Upgrades)

Change Order No.	8
Contract Amount:	\$314,530.00
Change Order Amount:	\$11,484.00
Change Order Percent:	3.65
Cumulative Percent	20.59
SBC Project No.	126/030-01-2006-01

6) **Piedmont Gas Building**

(Interior Renovation)

Change Order No.	4
Contract Amount:	\$628,230.00
Change Order Amount:	\$65,713.00
Change Order Percent:	10.46
Cumulative Percent	18.95
SBC Project No.	529/012-01-2009

7) **Piedmont Gas Building**

(Interior Renovation)

Change Order No.	5
Contract Amount:	\$628,230.00
Change Order Amount:	\$62,216.96
Change Order Percent:	9.90
Cumulative Percent	28.85
SBC Project No.	529/012-01-2009

- 8) **TN Highway Patrol District III**  
(Building Upgrades)  
Change Order No. 3  
Contract Amount: \$102,249.00  
Change Order Amount: \$8,940.43  
Change Order Percent: 8.74  
Cumulative Percent 16.27  
SBC Project No. 502/030-01-2009
- 9) **Tennessee Technological University**  
(Accessibility Adaptations)  
Change Order No. 4  
Contract Amount: \$195,450.00  
Change Order Amount: \$3,559.81  
Change Order Percent: 1.82  
Cumulative Percent 11.51  
SBC Project No. 166/011-05-1999
- 10) **Austin Peay State University**  
(Chemical Engineering Tech Facility)  
Change Order No. 13  
Contract Amount: \$5,038,508.00  
Change Order Amount: (\$21,244.00)  
Change Order Percent: (0.42)  
Cumulative Percent 14.99  
SBC Project No. 166/003-01-2009
- 11) **Walters State Community College**  
(Student Services Bldg & Renovations)  
Change Order No. 2  
Contract Amount: \$198,500.00  
Change Order Amount: \$23,430.49  
Change Order Percent: 11.80  
Cumulative Percent 14.08  
SBC Project No. 166/023-03-1993
- 12) **Chattanooga State Community College**  
(Allied Health Facilities Improvements)  
Change Order No. 8  
Contract Amount: \$1,494,000.00  
Change Order Amount: \$40,114.40  
Change Order Percent: 2.69  
Cumulative Percent 12.53  
SBC Project No. 166/012-03-2005
- 13) **Chattanooga State Community College**  
(Athletic Fields Upgrade)  
Change Order No. 5  
Contract Amount: \$1,598,000.00  
Change Order Amount: \$4,595.50



Change Order Percent:	0.29
Cumulative Percent	11.16
SBC Project No.	166/012-04-2008

## **Designer Selections**

- 1) Approved the following designer selections from the November 10 SBC meeting, as referred by the State Building Commission, with authority to act.

- 1) **Tennessee School for the Blind**  
(Resurface Parking Areas)  
Estimated Project Cost: \$300,000.00  
SBC Project No. 168/005-02-2010  
Designer: **BARGE CAUTHEN & ASSOCIATES**
- 2) **Greene Valley Developmental Center**  
(Essential Maintenance)  
Estimated Project Cost: \$800,000.00  
SBC Project No. 344/007-03-2010  
Designer: **ENGINEERING SERVICES GROUP**
- 3) **Moccasin Bend Mental Health Institute**  
(Replace Air Handlers)  
Estimated Project Cost: \$180,000.00  
SBC Project No. 344/009-01-2010  
Designer: **ENGINEERING SERVICES GROUP**
- 4) **Department of Tourist Development**  
(Civil War Interpretive Exhibits)  
Estimated Project Cost: \$1,000,000.00  
SBC Project No. 660/000-01-2010  
Designer: **VAN POND ARCHITECT**
- 5) **Middle Tennessee State University**  
(Several Buildings Envelope Repair)  
Estimated Project Cost: \$1,100,000.00  
SBC Project No. 166/009-17-2010  
Designer: **KAATZ BINKLEY JONES MORRIS**
- 6) **Tennessee State University**  
(RaSP Facility Buildout)  
Estimated Project Cost: \$1,469,148.00  
SBC Project No. 166/001-05-2010  
Designer: **JOHNSON JOHNSON CRABTREE**

- 7) **Chattanooga State Community College**  
(CBIH Parking Lot)  
Estimated Project Cost: \$700,000.00  
SBC Project No. 166/012-05-2010  
Designer: **HEFFERLIN + KRONENBERG**
- 8) **Chattanooga State Community College**  
(Chemistry Lab Updates)  
Estimated Project Cost: \$740,000.00  
SBC Project No. 166/012-06-2010  
Designer: **TIM BURNEY ARCHITECT**

\* \* \* \* \*

Commissioner Morrow called the meeting to order at 12:42 p.m. to discuss the consideration of candidates to be interviewed for the position of State Architect. Secretary Hargett asked that his Senior Policy Advisor, Jonathan Rummel, walk everyone through the process up to that point, and the transparent process they tried to create. He also asked for any comments from staff, as well as the advisors from the private sector who volunteered their time, to offer their thoughts and top three things they were looking for in the next State Architect.

Jonathan Rummel was recognized and stated that the project had been a collaborative effort on the part of all of the staff. He said that on November 10, 2010, the SBC adopted the job description, plan to advertise and process to select a State Architect. Pursuant to these actions, Human Resource professionals and other staff were enlisted to assist the Executive Subcommittee and staff. The advertisement was posted on the Office of the State Architect's website, which served as the primary portal of information about the position. Advertisements were also purchased for the four major newspapers in the state and appeared in online job search engines. Professional groups in the design and construction community were also notified so they could advise their respective memberships of the opportunity.

Mr. Rummel stated that the result of the advertising efforts produced 65 respondents from at least 12 states or territories; 41 were certified by HR professionals on basic qualifications, education, licensure and experience. He said that a group of five voluntary industry consultants was enlisted to advise on the technical and experience representations of the candidates. The consultants included: Lanis Cope, Cope Associates, Inc.; Scott Fleming, Fleming Associates; Rudy Johnson, Rufus Johnson Associates; Jerry Preston, Wiser Company; Russell Skrabut, Genesis Engineering Group. All consultants and staff involved in the process signed conflict of interest disclosures.

Following input from the consultants, Executive Subcommittee staff further met to prepare their recommendation and offered the following candidates for consideration: Peter L. Heimbach, Jr., Douglas A. Johnson, Karengaye M. Johnson, Gregory Mason, Robert E. Oglesby, J. Alan Robertson, and J. Cyril Stewart.

The Subcommittee asked the advisors if they would like to make any comments. Jerry Preston was recognized. He said some of the things the consultants and the committee were looking for were experience in leadership, management, communication and technical ability. He said that this position requires a lot of leadership and the ability to manage and bring consensus to a lot of stake holders. He said they were looking for someone who would bring to the position a vision of the future, as well as managing capital projects and real estate transactions.

Rudy Johnson was recognized. He said he thought it was important for this person to be a leader; to get out in front and to take a stand to lead the departments and agencies. In addition to being a registered architect, he said he thought they should be LEED AP and leading the charge in sustainable design. Mr. Johnson said he thought it should be someone who planned to be here awhile, and not using this position as a stepping stone nor on their way out the door. He said it should be someone who is familiar with institutional architecture and who does the kind of work that the State Building Commission oversees. He felt, as a practitioner, it should be someone who manages staff, meets a payroll and who understands the travails of leading an architectural firm. He added they should be a good communicator and felt strongly that it should be someone from Tennessee.

Russell Skrabut was recognized and said that he was the sole engineering representative on this consultant team. He said that showing leadership with diplomacy was very important and defines what they are looking for. He said he thought that it should be someone who has been the leader of a firm, but who can also rise to the occasion of meeting in forums and talking to dignitaries such as these. He thought someone who has led a private business could bring something to the table including new technology and trends that the State will have to deal with. Regarding the tenure issue, he thought it was important to have someone in the position for a long time while being able to deal with complicated issues such as contract matters, bidding protests, resolution of very complicated change orders and managing staff that comes with a higher level of experience. So, he thought someone in the 15-20 year range would be an ideal candidate.

Lanis Cope was recognized via teleconference. He concurred that the experience needs to be someone in the 15-20 year range as this profession requires a long learning curve. He thought that having not only architectural or engineering technical aspects were important, but also leadership and diplomacy. He said he would like to see someone on the leading edge of the profession as with a private practitioner or owner representative who sees it from more than one perspective. He thought someone who has the depth of understanding, many years in the business and is used to viewing things from more than one perspective would make a good candidate.

Scott Fleming was recognized via teleconference. He said it's a given that they need to have technical abilities, the understanding of codes, and the whole package. They should be forward thinking visionaries, but also need to be experienced at solving complex problems. He said they should be excellent communicators and be able to work well with others. He added that wisdom is gained from someone who has run a firm from a management perspective.

Comptroller Wilson asked the consultants if any had concern about adequate opportunity and notice being given under this process, and they all responded “no”. Treasurer Lillard made a motion to approve the State Architect candidate interview list provided by the State Building Commission staff and to allow SBC staff to begin to schedule interviews following the meeting. The motion was seconded, and passed without objection. Commissioner Morrow thanked all those who volunteered their time to assist the State’s effort and, thanks to them, he thought the process was a very good one.

There being no further business, the meeting adjourned at 1:02 p.m.